

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8963 Alexander Ostrower et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER - December 7, 1966

ORDERED:

That the appeal for permission to establish a parking lot for five years at 1111, 1119, 1121 and 1123 - 10th Street, NW. and 937 L Street, NW., lots 817, 22, 50, 53, 845, 847, 852, 851 and 815, square 369, be conditionally granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an SP District.
- (2) The subject property was inspected by the Board on October 11, 1966 and found to be improved with a three-story brick building with a basement.
- (3) It is proposed to raze the building and convert the property into a parking lot to be used in conjunction with an existing parking lot.
- (4) At the public hearing, the appeal was amended to include lots 816, 818 and 819, square 369. In Appeal No. 6453-6454, permission was given to operate a parking lot for period of five years on lots 818, and 819, square 369. Certificate of Occupancy No. B-31801 was issued October 19, 1961.
- (5) The Department of Highways and Traffic offers no objection to the granting of this appeal, and states: "Past experience indicates that the operation of the existing parking lot on 10th Street has created no traffic problems on that street."
- (6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking lot to run in conjunction with the existing parking lot, which is being renewed, will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of one year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes, parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.